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# 750 LOCKHART ROAD

BALLYMORE BUILDING (BARRIE) CORP.

CITY OF BARRIE

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# Planning Applications Submitted Include:

- Draft Plan of Subdivision
- Zoning By-Law Amendment

# Supporting Studies Submitted Include :

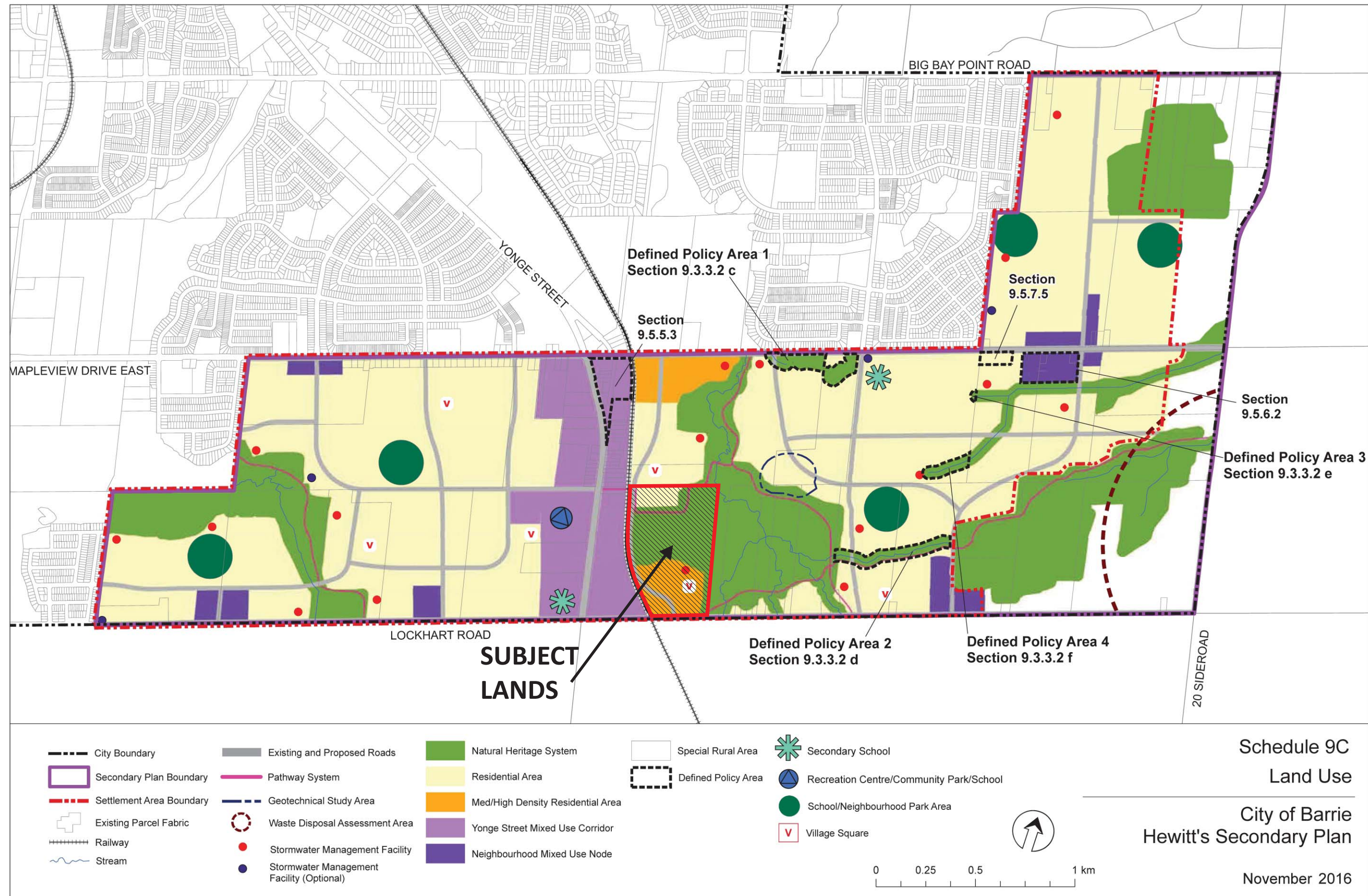
- Natural Heritage Evaluation - Savanta
- Functional Servicing Report - SCS Consulting Group Ltd.
- Traffic Impact Study - The Municipal Infrastructure Group (TMIG) Ltd.
- Hydrogeological Study - R.J. Burnside & Associates Ltd.
- Environmental Noise Feasibility Study - Valcoustics
- Railway Vibration Study - Valcoustics
- Phase 1 & 2 Environmental Site Assessment - Soil Engineers Ltd.
- Stage 1 & 2 Archaeological Study - ASI
- Pedestrian Circulation Plan - KLM Planning Partners Inc.
- Planning Justification Report - KLM Planning Partners Inc.



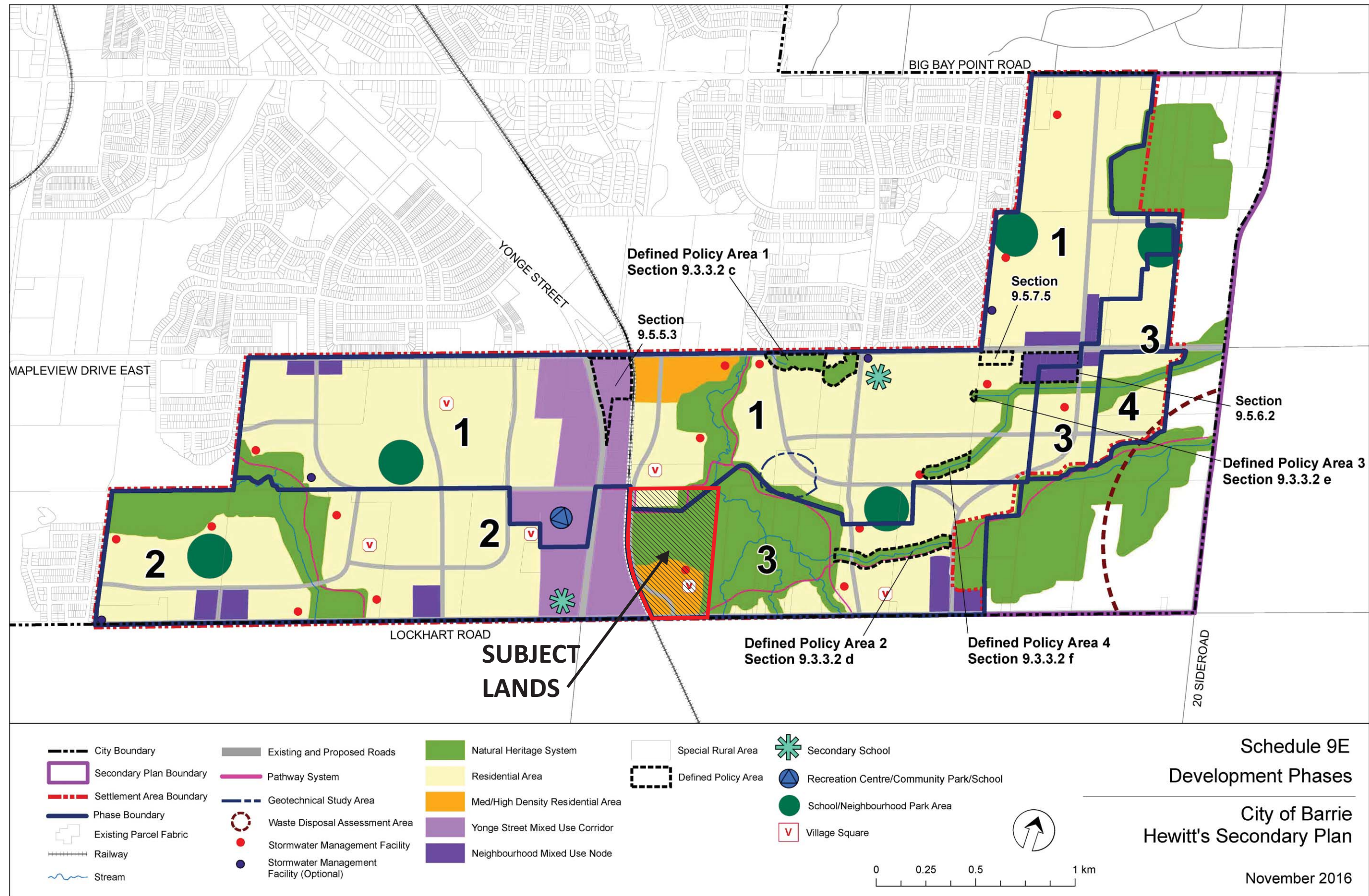
# SITE LOCATION



# HEWITT'S SECONDARY PLAN - LAND USE PLAN



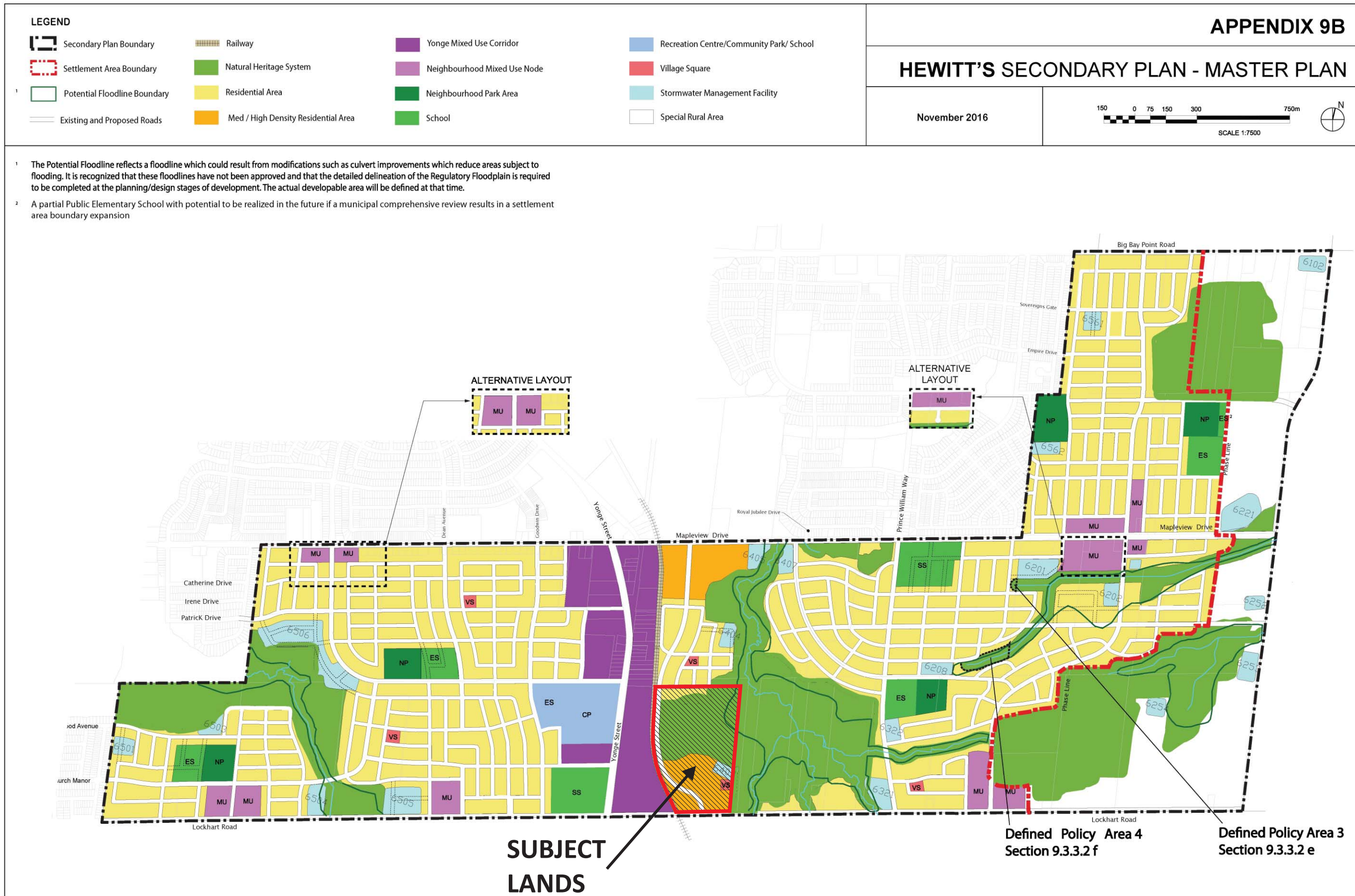
# HEWITT'S SECONDARY PLAN - DEVELOPMENT PHASES



Schedule 9E  
Development Phases  
City of Barrie  
Hewitt's Secondary Plan  
November 2016



# HEWITT'S SECONDARY PLAN - MASTER PLAN



# DRAFT PLAN OF SUBDIVISION



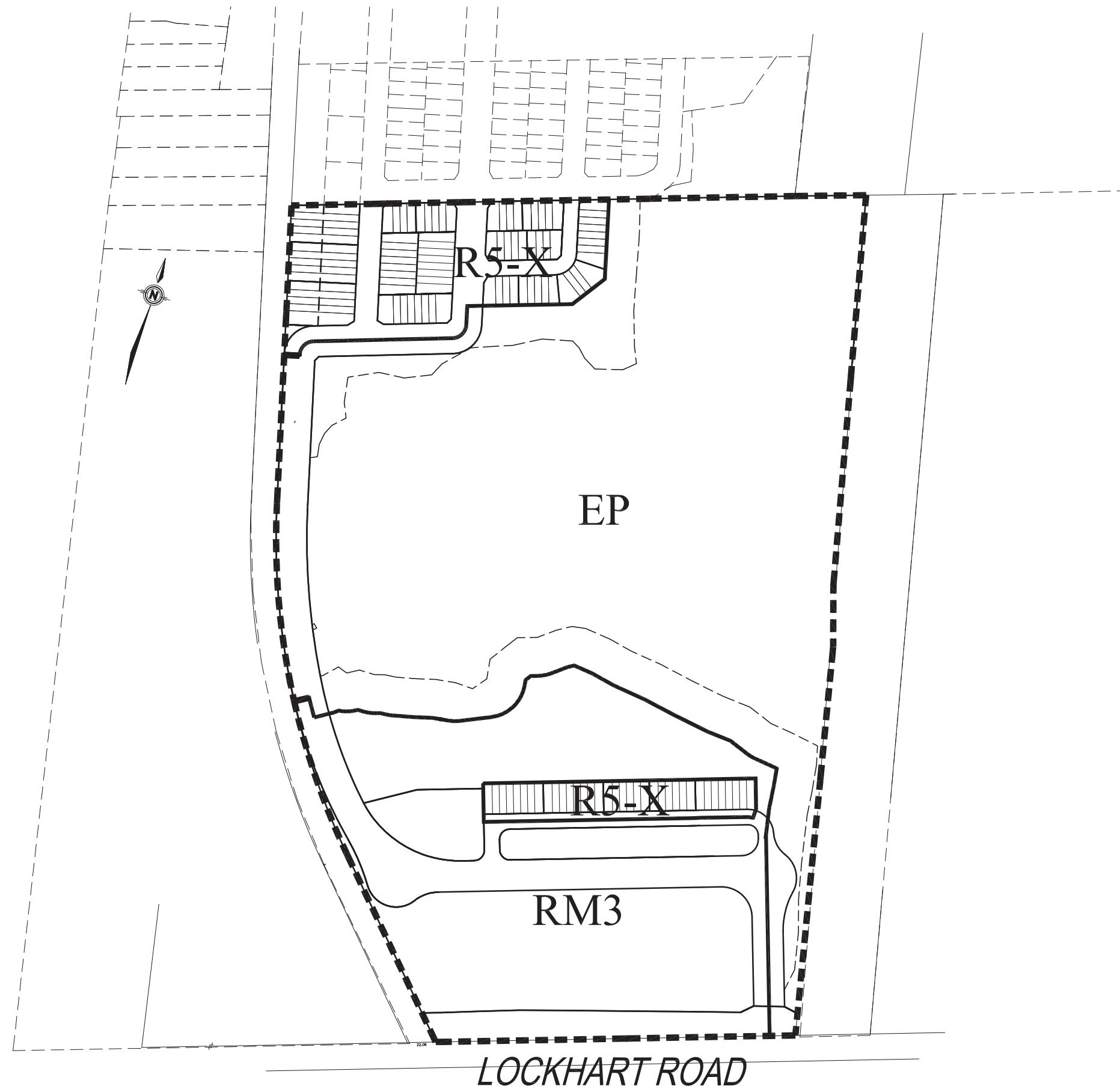
- 5.5m Street Townhouse 87 Units  
Density = 53 U.P.H.
  - Future Residential Development 382 Units

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  - Natural Heritage Area
  - Natural Heritage Buffer
  - Stormwater Management Pond
  - Open Space
  - Street
- Total = 469 Units**



# PROPOSED ZONING SCHEDULE



SCHEDULE 'A' TO ATTACHED BY-LAW 2019-\_\_\_

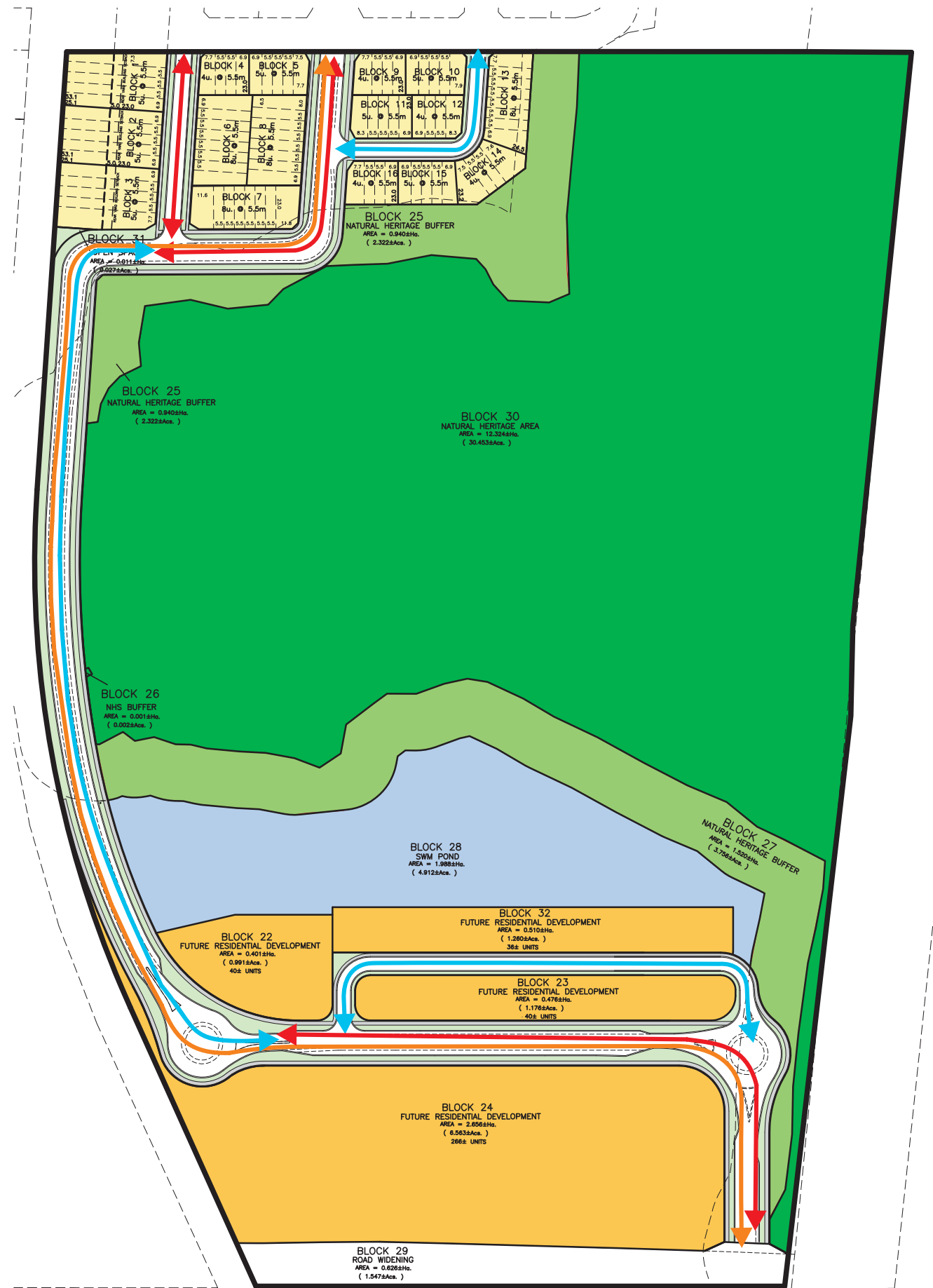
 Subject Lands     Zone Boundaries

R5-X - Neighbourhood Residential Exception Zone  
RM3 - Neighbourhood Residential Multiple Zone  
EP - Environmental Protection





# SIDEWALK AND PEDESTRIAN CIRCULATION PLAN



←→ STREETS WITH SIDEWALKS ON BOTH SIDES

←→ STREETS WITH SIDEWALKS ON ONE SIDE

←→ STREETS WITH BIKE LANES ON BOTH SIDES





**THANK YOU**



750 LOCKHART ROAD / BALLYMORE BUILDING (BARRIE) CORP.  
CITY OF BARRIE

SEPTEMBER 9, 2019